

Starbucks & Wingstop

Eureka, CA





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Fully Leased Two-Tenant Retail Asset

2024 Construction with a Drive-Thru



High Visibility & Convenient Access along US-101

40,400 ADT



Half a Mile from Walmart-Anchored Bayshore Mall

4M+ Annual Visits

- 100% Leased to Starbucks & Wingstop on Long-Term Leases
 - 10% Scheduled Rental Escalations in Primary Terms and Options Providing a Hedge Against Inflation
- 10-Year Net Lease to Starbucks (NASDAQ: SBUX) with a Drive-Thru
 - Investment-Grade Tenant, Rated BBB+ by Standard & Poor's
 - Ranked #126 in Fortune 500 with 2024 Revenue of \$36 Billion & Net Income of \$3.76 Billion
- 10-Year Net Lease to Wingstop (NASDAQ: WING)
 - One of Fastest-Growing Concepts in the Country, with 2,800 Locations Worldwide
- New 2024 Construction Featuring a Drive-Thru Component for Starbucks
 - Drive-Thru Locations Rank Among Starbucks' Highest-Volume Formats
- Prominent, Convenient Location Along US-101, Eureka's Primary Thoroughfare (40,400 ADT)
- Active Retail Corridor, Across from a Brand New In-N-Out Burger, Chipotle, MOD Pizza & T-Mobile
 - Surrounding Retailers include Costco, WinCo Foods, Michaels, Chevron, KFC, Applebee's, Les Schwab Tire Center, Jack in the Box & Multiple National Hotel Chains
- Eureka is a Major Tourism & Cultural Hub with Significant Year-Round Tourism Draw
 - Cultural and Commercial Center of California's Iconic Redwood Coast
 - Major Attractions include Old Town, Waterfront & Boardwalk, Humboldt Bay Aquatic Center, Sequoia Park Zoo & Redwood Sky Walk, Museums, Theaters & More



- Half a Mile from Bayshore Mall – 4M+ Annual Visits (per Placer.ai)
 - Over 40 Retailers, including Walmart, Ross, T.J. Maxx & Kohl's
- 1.5 Miles from Eureka High School (1,226 Students) & 5 Miles from Cal Poly Humboldt (6,000+ Students)
- Strong Local Demographics with Broad Consumer Base in Tourism Hub
 - 72,000+ Residents within 5 Miles with an Average Household Income of \$92,700+
- Qualifies for 100% Bonus Depreciation via Cost Segregation

\$4,381,000

5.25% CAP RATE

[View on Map ↗](#)

Net Operating Income	
Starbucks	\$170,000
Wingstop	\$60,000
Total NOI	\$230,000

The net income is an estimate and does not provide for all potential costs and expenses (i.e. maintenance, repair, etc.) that may be required of the owner. Any reserves set forth herein are merely estimates and not based on any experience, physical inspection, or prior knowledge. All prospective purchasers are strongly advised to make an independent investigation to determine their estimate of costs and expenses prior to entering into an agreement to purchase.



LOCATION	2411 Broadway St, Eureka, CA 95501	
LOT SIZE	±0.78 acres or ±33,976 square feet	
IMPROVEMENTS	±3,160 square foot retail building divided into two retail suites Starbucks 2,000 SF with a drive-thru component Wingstop 1,160 SF	
YEAR BUILT	2024	
PARKING	24 parking spaces	
LESSEE	Starbucks Corporation	Lemon Wings Corporation DBA Wingstop
NOI	\$170,000	\$60,000
RENT COMMENCEMENT	September 15, 2024	September 15, 2024
LEASE EXPIRATION DATE	February 28, 2035	February 28, 2035
RENT INCREASES	Increases to \$187,000 in Year 6 10% escalations every five (5) years thereafter	10% every five (5) years
OPTIONS	Four (4) five-year options	Two (2) five-year options
TAXES	Tenant is responsible	Tenant is responsible
INSURANCE	Tenant is responsible	Tenant is responsible
MAINTENANCE	Tenant is responsible, including plumbing, HVAC, electrical systems, and storefront features	Tenant is responsible for all maintenance, excluding the roof and structure, and will reimburse Landlord for the maintenance, repair, and replacement of the HVAC system
LANDLORD RESPONSIBILITIES	Landlord is responsible for roof, structure, and common areas, except where Tenant is responsible per the lease	Landlord is responsible for the roof, structure, and foundation
FINANCING	Delivered free and clear of permanent financing	

Starbucks



#126 in Fortune 500

More than 40,000 Stores Worldwide

Starbucks (NASDAQ: SBUX) is a premier global roaster, marketer, and retailer of specialty coffee, offering handcrafted beverages and fresh food items. The company also operates under brands such as Teavana, Seattle's Best Coffee, Evolution Fresh, Ethos, Princi, and Starbucks Reserve.

As of the fiscal year ending September 29, 2024, Starbucks expanded its global presence to 40,586 stores, with 22,162 international locations and 18,424 in North America. This growth reflects the company's strategic real estate expansion, with a significant number of company-operated stores in the U.S.

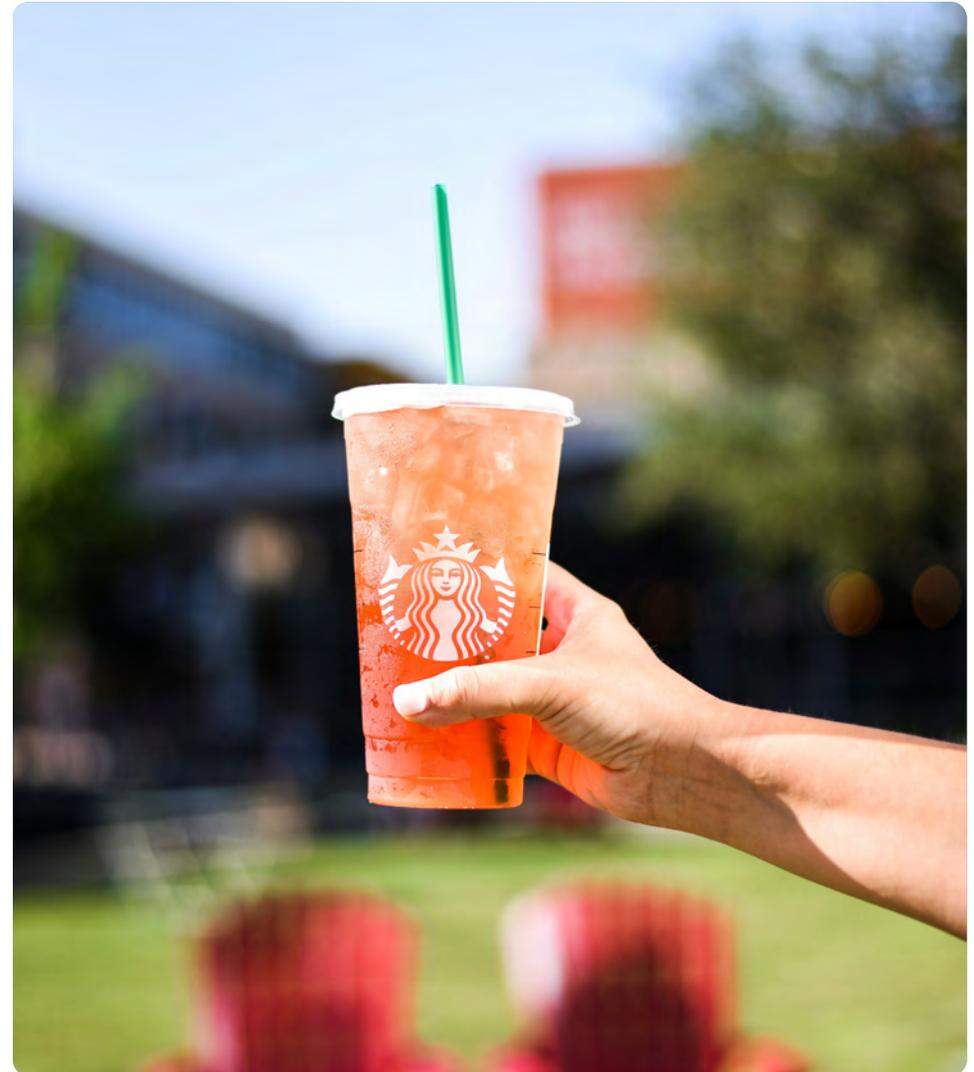
In fiscal year 2024, Starbucks reported consolidated net revenues of \$36.2 billion. The company achieved a GAAP earnings per share of \$3.31.

In October 2025, the Board approved an increase in the quarterly cash dividend from \$0.61 to \$0.62 per share (annualized \$2.48), following the October 2024 raise from \$0.57 to \$0.61.

In the third quarter of fiscal year 2025, Starbucks reported consolidated net revenues of \$9.5 billion, a 4% increase year-over-year. The company opened 308 net new stores during this period. The Starbucks Rewards loyalty program in the U.S. has 34 million active members.

Starbucks is ranked #126 in the Fortune 500 list. Starbucks holds a Baa1 credit rating from Moody's and a BBB+ rating from S&P.

For more information, visit www.starbucks.com.



Wingstop



Strong Unit Economics, Steadily Increasing AUV Over the Past 3 Years

On Pace to Hit 3,000 Locations by the End of 2025

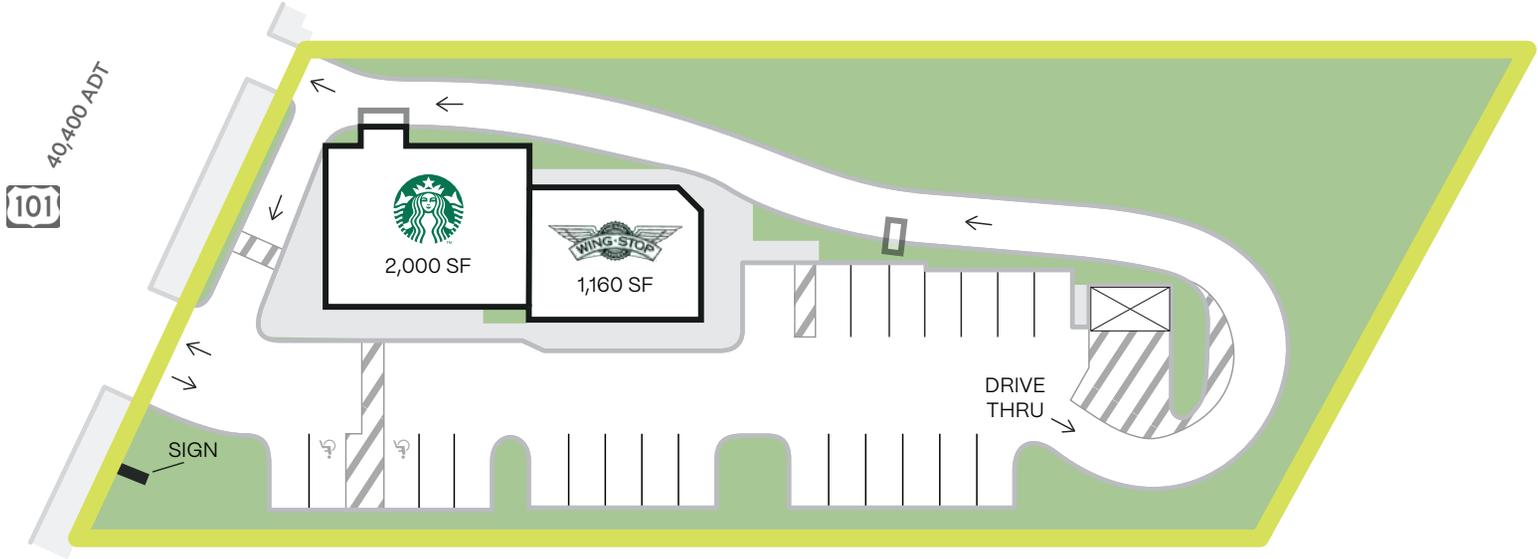
Wingstop (NASDAQ: WING) started in 1994 as a small buffalo-style chicken wing shop in Garland, Texas, and has since grown to more than 2,400 U.S. locations and over 400 international outlets. The brand specializes in cooked-to-order, hand-sauced, classic and boneless wings, crispy tenders, chicken sandwiches, seasoned fries, sides and desserts. Its menu features 11 bold and distinctive flavors of sauces and rubs ranging from Hickory Smoked BBQ and Hot Honey to Spicy Korean, Smoky Chipotle, Garlic Parmesan, Lemon Pepper, and more.

Today headquartered in Dallas, Wingstop reported Q2 2025 total revenue of \$174.3 million (up 12% year-over-year), system-wide sales of \$1.3 billion (up 13.9% YoY), and domestic restaurant average unit volumes (AUVs) rising to \$2.1 million, underscoring strong unit economics. CEO Michael Skipworth stated that development demand is stronger than ever. Wingstop opened 129 new restaurants globally in Q2 2025, the most in a single quarter in company history. This marks the fourth consecutive quarter with 100+ net new openings, and the company now projects 17-18% annual unit growth over the next year. Wingstop aims to exceed 6,000 U.S. locations and hit an AUV of \$3 million, which it is on pace to reach within a decade.

For more information, visit www.wingstop.com.









Alice Birney Elementary School
George C Jacobs Junior High School

BAYSHORE MALL

Walmart 1.5M Annual Visits
 KOHL'S
 T.J. MAXX
 Staples
 petco
 SPROUTS FARMERS MARKET

McDonald's 575,500 Annual Visits
 ROSS DRESS FOR LESS
 planet fitness

TACO BELL
 480,800 Annual Visits, Top 1% Nationwide
 BIG 5 SPORTING GOODS
 Carl's Jr.
 Applebees GRILL + BAR

THE EUREKA MALL

WinCo FOODS
 2.5M Annual Visits, #6 Location Nationwide
 DOLLAR TREE
 CVS pharmacy
 COSMO PROF
 SUBWAY
 Michaels

AutoZone

Starbucks
 WING-STOP

MOD PIZZA
 IN-N-OUT BURGER
 778,100 Annual Visits
 CHIPOTILE MEXICAN GRILL
 T

K

Tires LES SCHWAB



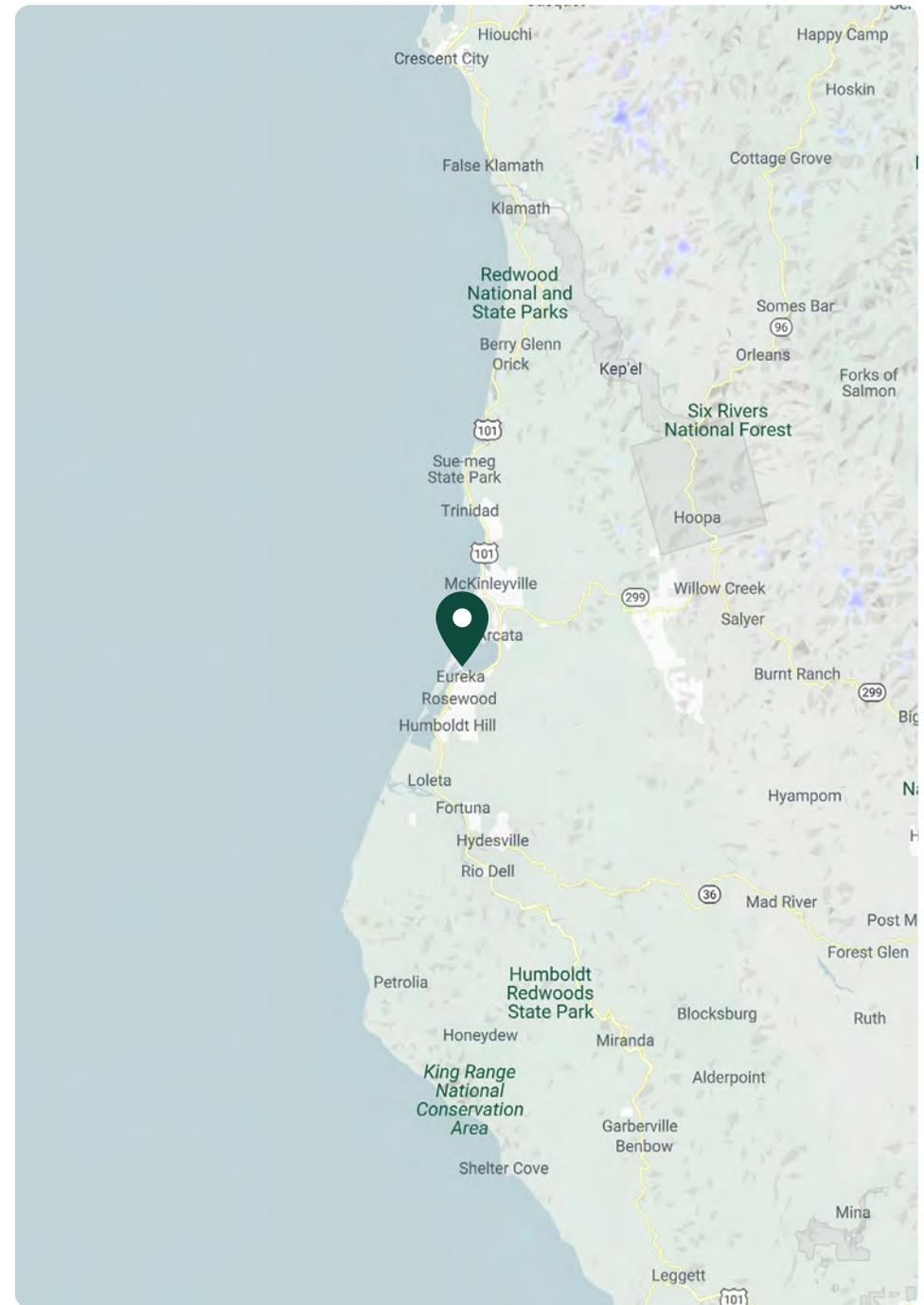
Broadway St (40,400 ADT)



The Heart of California's Redwood Coast

Eureka, with a population of over 25,000, is the county seat of Humboldt County and the cultural and commercial heart of California's Redwood Coast. The city anchors a region celebrated for its towering redwoods and dramatic Pacific coastline, offering both a natural and historic charm. Eureka is home to Sequoia Park and Zoo, which includes the Redwood Sky Walk, as well as a vibrant historic Old Town district renowned for its preserved Victorian architecture, eclectic art galleries, unique shops, and artisanal restaurants. The city's creative culture and family-friendly environment make it both a desirable place to live and a major draw for visitors.

Tourism plays a central role in Eureka's economy, with travelers flocking to the area to experience the redwood forests, coastal scenery, and community events centered around Old Town and the nearby Del Norte and Humboldt parks. Eureka's accessibility enhances its appeal: it is served by Humboldt County Airport (ACV), with United Airlines offering direct connections; Amtrak's network brings in additional visitors; and the region is easily reached via scenic drives along U.S. Highway 101. These advantages, combined with its blend of natural beauty, cultural richness, and historic character, solidify Eureka's standing as both a tourism hub and a highly desirable city on California's North Coast.



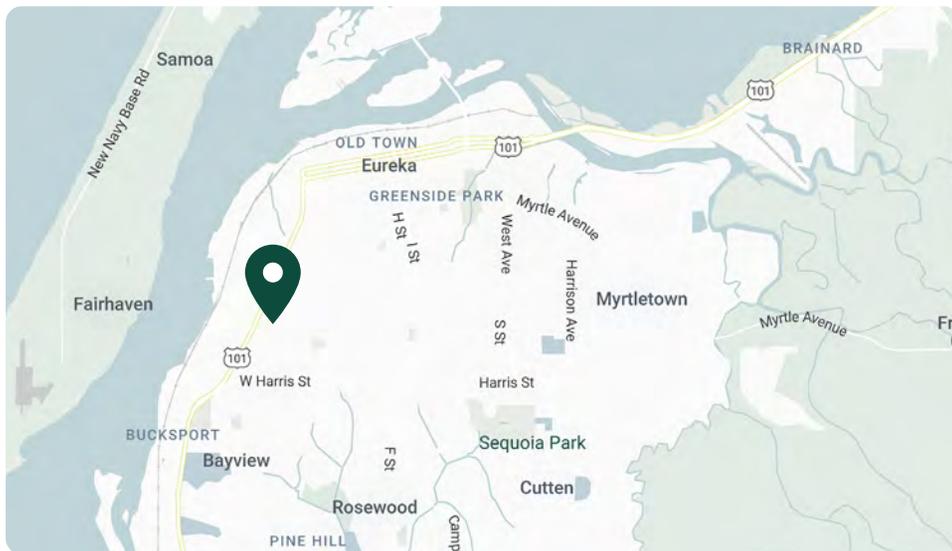
The subject property is ideally positioned with convenient access along the highly trafficked US-101/Redwood Highway (40,400 ADT), Eureka's primary thoroughfare, located just one mile from downtown. Positioned within a vibrant retail corridor, the site sits across from the new Pacific Plaza, which features In-N-Out Burger, Chipotle, MOD Pizza, T-Mobile, and Sourdough & Co. Surrounding retailers include Costco, WinCo Foods, Michaels, BevMo!, Big 5 Sporting Goods, Chevron, KFC, Applebee's, Les Schwab Tire Center, Jack in the Box, Taco Bell, Harbor Lanes bowling alley, and multiple national hotel chains. Within half a mile is Bayshore Mall, a 730,000-square-foot enclosed shopping center that boasts over 4 million annual visits (per Placer.ai). It is the largest shopping complex within a 200-mile radius, anchored by Walmart, Ross, T.J. Maxx, and Kohl's with additional tenants including Planet Fitness, Petco, Ulta Beauty, Old Navy, Sportsman's Warehouse, Famous Footwear, GameStop, GNC, Verizon, McDonald's, and others.

The property benefits from strong local demographics and a broad consumer base, supported by its central location in a tourism-driven market and more than 47,000 residents within a five-mile radius, with an average household income exceeding \$96,000. The site is also located near multiple elementary and middle schools, 1.5 miles from Eureka High School (1,226 students), and five miles from Cal Poly Humboldt, which enrolls more than 6,000 students. These institutions generate consistent daily traffic from students, families, and faculty. Additionally, the property is just three miles from Providence St.

Joseph Hospital Eureka, a 138-bed acute care facility and Level III Trauma Center, which serves as a major regional healthcare provider and one of the city's largest employers.

Eureka's wide range of cultural, recreational, and historic attractions further strengthen the property's demand profile. Major traffic drivers include the nationally recognized Old Town district, home to craft breweries, restaurants, and local shops, and listed on the U.S. National Register of Historic Places with more than 150 preserved Victorian-era buildings. The nearby Waterfront features parks, trails, water activities, and local seafood, anchored by the Eureka Boardwalk and Marina, part of a 6+ mile waterfront trail system. Additional regional draws include the Humboldt Bay Aquatic Center, Clarke Memorial Museum, Carson Mansion, Sequoia Park Zoo with the Redwood Sky Walk, Samoa Sand Dunes, and Humboldt Botanical Garden.

Eureka also boasts a rich arts and cinematic culture, contributing to steady tourism and year-round visitation. Notable venues include the Eureka Theater, Redwood Coast Museum of Cinema, Map of the Movies, North Coast Repertory Theater, Eureka Symphony, North Coast Dance, Arkley Center for Performing Arts, and the Morris Graves Museum of Art. Brightly colored murals scattered throughout the city further enhance its cultural identity. Together, these economic, educational, healthcare, and tourism drivers position the property at the center of a dynamic and highly desirable market.



Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Bayshore Mall	4M+ Annual Visits
WinCo Foods	2.5M Annual Visits, #6 Location Nationwide
Costco	2.4M Annual Visits
Walmart	1.5M Annual Visits
Target	1.5M Annual Visits
In-N-Out	778,100 Annual Visits
Dutch Bros. Coffee	707,300 Annual Visits, Top 8% Nationwide
McDonald's	575,500 Annual Visits
Taco Bell	480,800 Annual Visits, Top 1% Nationwide
Wendy's	392,200 Annual Visits, Top 6% Nationwide

106,261



2025 Total Population

\$575,337



Average Home Value

\$96,155



Average Household Income

📍 2411 Broadway St, Eureka, CA 95501



Population Summary	3 Miles	5 Miles	10 Miles
2025 Total Population	47,277	72,271	106,261
2030 Total Population	46,584	71,351	104,892
Average Household Income			
2025	\$96,155	\$92,709	\$94,577
2030	\$106,659	\$102,413	\$104,676
Average Home Value			
2025	\$540,570	\$552,716	\$575,337
2030	\$640,872	\$647,517	\$671,963

Major Employers in Humboldt County	# of Employees
Humboldt County	1,000-4,999
Providence St. Joseph Hospital Eureka	1,000-4,999
Sun Valley Floral Farms	500-999
Bettendorf Trucking	250-499
City of Eureka	250-499
Blue Lake Casino & Hotel	250-499
Green Diamond Resource Co	250-499
Newmarket International Inc.	250-499
Mad River Community Hospital	250-499
Umpqua Bank	250-499



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